

Sorento House,

Vellacott Close, Lloyd George Avenue, CF10 4AR



Estate Agents and
Chartered Surveyors

Asking Price Of

£200,000



Two Bedroom Apartment

2

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Property Description

****IDEAL INVESTMENT OR FIRST TIME PURCHASE* NO CHAIN**** MGY are pleased to present for sale, a spacious two bedroom, top floor apartment situated within the popular location of Lloyd George Avenue. Walking distance to the City Centre and Cardiff Bay. The accommodation comprises of spacious entrance hall to living/dining room, large fitted kitchen, two double bedrooms, one with en-suite and main bathroom. The property further benefits from double glazing throughout with dual aspect, electric heating, security entry intercom system and gated access to an allocated parking space. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 742.71 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Carpeted flooring. Wall mounted intercom system. One storage cupboard, housing hot water tank. Wall mounted radiator. Thermostat.

LOUNGE/DINER

16' 4" x 11' 1" (5.00m x 3.38m)
Double glazed uPVC windows, to front aspect. Carpeted flooring. T.V Aerial point. Telephone point. Wall mounted electric storage heater.

KITCHEN

10' 2" x 8' 3" (3.11m x 2.53m)
Double glazed bay uPVC windows, to rear aspect. Laminate flooring. Fitted units, with work surfaces incorporating stainless steel sink. Ample storage. Built in oven, four ring hob and stainless steel extractor hood over. Integrated washing machine and fridge freezer. Extractor fan. Spotlights.

MASTER BEDROOM

13' 5" x 9' 6" (4.10m x 2.90m)
Double glazed uPVC windows, to front aspect. Carpeted flooring. T.V Aerial point. Telephone point. Wall mounted electric storage heater. Spotlights. Door to:-

EN-SUITE

6' 5" x 3' 1" (1.97m x 0.94m)
Vinyl flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin with storage beneath. W.C. Shaver point. Heater. Extractor fan.

BEDROOM TWO

11' 1" x 10' 4" (3.40m x 3.17m)
Double glazed uPVC windows, to rear aspect. Double bedroom. Carpeted flooring. T.V Aerial point. Wall mounted electric storage heater.

BATHROOM

7' 2" x 6' 5" (2.20m x 1.97m)
Vinyl flooring. Partly tiled walls. Panelled bath, with hot and cold tap. Vanity enclosed wash hand basin with storage beneath. W.C. Wall mounted electric storage heater. Extractor fan.

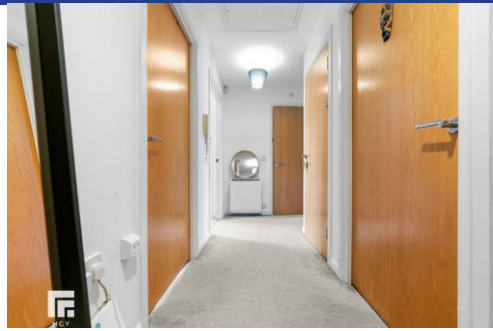
PARKING

Barrier access to one allocated parking space. Visitor parking

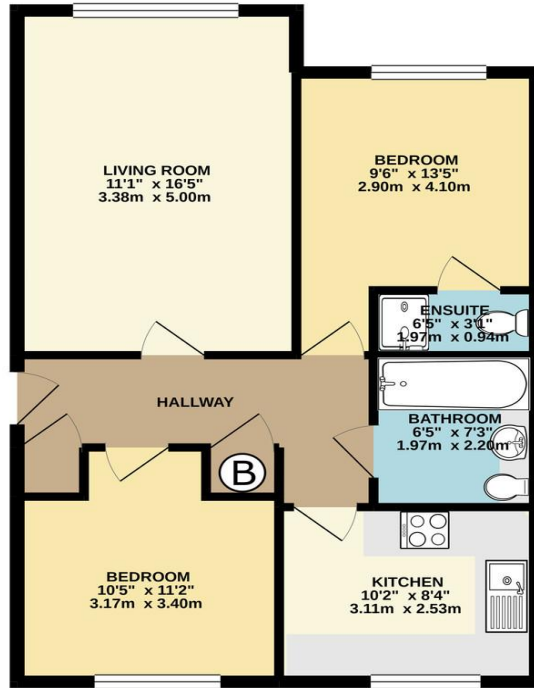
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2000. Low service charges of £1,833.22 per annum, which includes water rates, building insurance, security entry intercom system, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, barrier access to an allocated parking space, visitor parking and parking management. Ground rent £50 per annum.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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